

## ORDINANCE NO. 2013-001

### AN ORDINANCE OF THE BELMONT FIRE PROTECTION DISTRICT ADOPTING BY REFERENCE THE 2013 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS

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THE CITY COUNCIL OF THE CITY OF BELMONT DOES ORDAIN AS FOLLOWS:

#### SECTION 1. REPEALS

Ordinance No. 2011-1 is repealed.

#### SECTION 2. FIRE CODE

The regulations contained in this ordinance shall be known as the Belmont Fire Code.

#### SECTION 3. ADOPTION

(a) The 2013 California Fire Code (CFC), California Code of Regulations, Title 24, Part 9, adopting the 2012 International Fire Code of the International Code Council with necessary California amendments, together with the non-buildings standards reproduced therein except as otherwise provided in this ordinance, are adopted by reference as the Fire Code of the Belmont Fire Protection District. A copy of 2013 CFC shall be maintained on file in the office of the Secretary of the District's Board of Directors.

(b) The Appendix Chapters contained in the 2013 California Fire Code are not adopted unless adopted by a state agency for application to occupancies subject to that agency's jurisdiction.

(c) The following sections of Chapter 1, Division II of the 2013 California Fire Code are not adopted: 101, 103.2, 103.3, 103.4, 103.4.1, 108.3, 109.3.3, 109.4.

#### SECTION 4. AMENDMENT OF 2013 CFC 202 (DEFINITIONS)

Section 202 (General Definitions) of the 2013 California Fire Code is amended by adding the following definition. The remaining definitions are not modified:

**SKY LANTERN.** An unmanned device with a fuel source that incorporates an open flame in order to make the device airborne.

#### SECTION 5. AMENDMENT OF 2013 CFC 301

Section 301 (General) of the 2013 California Fire Code is amended by adding section 301.3 as follows:

301 – 301.2 {CFC text not modified}

**301.3 Roof Coverings.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the

alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

## SECTION 6. AMENDMENT OF 2013 CFC 308

Section 308 (Open Flames) of the 2013 California Fire Code is amended by adding section 308.1.6.3 as follows:

308.1 – 308.1.6.2 {CFC text not modified}

**308.1.6.3 Sky Lanterns.** No person shall release or cause to be released an untethered Sky Lantern.

308.1.7 – 308.5 {CFC text not modified}

## SECTION 7. AMENDMENT OF 2013 CFC 315

Section 315 (General Storage) of the 2013 California Fire Code is amended to read:

**315.1 General.** Storage, use and handling of miscellaneous combustible materials shall be in accordance with Sections 315.2 through 315.4.

**Exception.** Storage of combustible materials other than motorized vehicles or vessels shall not be permitted in a public parking garage or in a garage or carport serving a Group R -1 or Group R- 2 occupancy, unless the method of storage is approved by the Fire Code Official.

315.2 – 315.5 {CFC text not modified}

## SECTION 8. AMENDMENT OF 2013 CFC 503

Section 503 (Fire Apparatus Access Roads) of the 2013 California Fire Code is amended to read:

503.1 – 503.3 {CFC text not modified}

**503.3.1 Fire lane Designation.** Designation of fire lanes shall be by one of the following means:

1. By a white sign measuring at least twelve inches by eighteen inches (12" x 18") posted immediately adjacent thereto and clearly visible. It should clearly state in red letters not less than one inch (1") in height, that the space is a fire lane and parking is prohibited.
2. By outlining and hash marking the area in contrasting colors clearly marking it with the words "Fire Lane - No Parking."
3. By identifying the space with a red curb upon which the words "Fire Lane - No Parking" are stenciled every 15 feet.

- a. Both sides of fire lanes shall be red curbed when the fire lane is twenty (20) feet to twenty eight (28) feet in width.
- b. At least one side of a fire lane shall be red curbed and stenciled when the fire lane is over twenty eight (28) and up to thirty-six (36) feet in width.
- c. Curbs need not be painted red nor stenciled when the fire lane is more than thirty-six (36) feet in width.

503.4 – 503.6 {CFC text not modified}

## SECTION 9. AMENDMENT OF 2013 CFC 505

Section 505 (Premises Identification) of the 2013 California Fire Code is amended to read:

**505.1 Address numbers.** {text of first paragraph not modified}.

When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access, characters shall be a minimum of one-half inch (1/2") stroke by six inches (6") high.

When the structure is more than fifty (50) feet from the street or fire apparatus access, characters shall be a minimum of one inch (1") stroke by nine inches (9") high.

**505.1.1 Multi -Tenant Buildings.** Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. The addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

**505.1.2 Rear Addressing.** When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with 505.1.

505.2 {CFC text not modified}

## SECTION 10. AMENDMENT OF 2013 CFC 506

Section 506 (Key Boxes) of the 2013 California Fire Code is amended to read:

506.1 – 506.1.1 {CFC text not modified}

**506.1.1.1 Key box contents requirements.** The keys provided shall be a master key to all spaces including multi-tenant spaces. Additional keys shall be included for card access, elevator control, fire alarm control panels, and fire sprinkler control valve access. If the business/operation is required to have a Hazardous Material Inventory Statement (HMIS), the HMIS shall be included in the key box.

**Exceptions:**

1. Multi-tenant spaces which provide a key box for each tenant and installed per Section 506.1. Electronic card keys and codes may not be utilized as a substitute for manual keys.
2. When electronic locks release upon loss of electrical power a manual key need not be provided.

506.1.2 – 506.2 {CFC text not modified}

**SECTION 11. AMENDMENT OF 2013 CFC 903**

Section 903 (Automatic Sprinkler Systems) of the 2013 California Fire Code is amended to read:

903.1 through 903.1.1 {CFC text not modified}

**903.2 Where required** {text of first paragraph not modified}.

In addition, approved automatic fire sprinkler systems shall be provided as follows.

**1. New Construction - Groups A, B, E (non-public schools), F, H, I, M, and S.** When other provisions of Section 903 do not otherwise mandate automatic fire sprinkler system protection, and when the following occupancies are of new construction and the total square footage of the new building exceeds 2,500 square feet in size, or more than one-story in height, an automatic fire sprinkler system, shall be installed: Group A, Group B, Group E, (Non-public schools), Group F, Group H, Group I, Group M, and Group S occupancies.

**2. Existing Construction - Groups A, B, C, D, E (non-public schools), F, H, I, M, R-2 (hotels & motels, only), S.** An approved automatic fire sprinkler system shall be installed in all locations of existing Group A, Group B, Group E (Non-public schools), Group F, Group H, Group I, Group M, Group R-2 (Hotels & Motels, only) and Group S occupancies, when the total square footage of the existing building exceeds 2,500 square feet in size, or is greater than one-story in height, and one or more of the following items apply:

2.1. Change to a more hazardous use/occupancy.

2.2. When the Fire Code Official determines that an automatic sprinkler system is necessary due to emergency vehicle access, fire load, occupant load or some other reason that may hinder fire suppression efforts in the event of a fire or other perils.

**3. Existing Construction - Group R-3.** An automatic residential fire sprinkler system shall be installed in all locations of existing Group R-3 occupancies when additions or alterations are made and either of the following conditions occur:

1. The building has been demolished to the foundation.

2. Within a 36 month time period, 500 square feet of floor area is added and, 50% or greater of the existing interior wall and ceiling coverings are disturbed to accommodate a renovation.

903.2.1 through 903.5 {CFC text not modified}

## SECTION 12. ADDITION OF 2013 CFC 905

Section 905 (Standpipe Systems) of the 2013 California Fire Code is amended to read:

905.1 – 905.2 {CFC text not modified}

**905.3 Required Installations.** Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.10. Standpipe systems shall be combined with automatic sprinkler systems and provided 2½-inch caps fitted with 1½-inch reducers.

Exception: {CFC text not modified}

**905.3.1 Height.** {text of first paragraph not modified}

1. {CFC text not modified}
2. Buildings two or more stories in height.
3. – 4. {CFC text not modified}
5. Basements.

Exceptions: {CFC text not modified}

905.3.2 – 905.11 {CFC text not modified}

## SECTION 13. ADDITION OF 2013 CFC 5609

The 2013 California Fire Code is amended by adding Section 5609 (Fireworks) to read:

**5609.1 General.** It is unlawful for any person to sell, store, possess or discharge any fireworks, including dangerous fireworks, or safe and sane fireworks, within the territorial limits of the Belmont Fire Protection District except as provided in this section.

**Exception:** This section does not apply to:

- (a) Fireworks that are used by railroads or other transportation agencies for signaling or illumination.
- (b) The sale or use of blank cartridges for theatrics, signaling or ceremonial purposes.
- (c) The sale, use, or possession of party poppers, cap guns, and paper caps.

- (d) The use of fireworks by the United States armed forces.
- (e) The storage or handling of fireworks as required for explosives, which are regulated by the California Fire Code as amended by the Belmont Fire Protection District.
- (f) The storage, use and handling of fireworks for public display for which a permit has been issued as set forth in the California Fire Code as amended by the Belmont Fire Protection District.
- (g) The storage, use and handling of fireworks for pyrotechnic special effects which are regulated by the California Fire Code as amended by the Belmont Fire Protection District.
- (h) The sale, storage or use of agricultural fireworks, as defined by Health and Safety Code Section 12503, which are regulated by the state fire marshal.

**5609.2 Fireworks defined.** As used in this section, the words “dangerous fireworks,” “fireworks,” and “safe and sane fireworks” are defined as set forth in Health and Safety Code Sections 12505, 12511, and 12529, respectively.

**5609.3 Enforcement.** The district manager and his or her designated subordinates are authorized to enforce this chapter and seize or cause to be seized at the owner’s expense all stocks of fireworks offered for sale, stored, discharged or possessed in violation of this chapter.

#### SECTION 14. FIRE CODE OFFICIAL

The District Manager shall designate the Fire Code Official for purposes of implementation, administration and enforcement of this Ordinance.

#### SECTION 15. APPEALS BOARD

Where the provisions of the 2013 California Fire Code provided for a board of appeals, the board shall be the Belmont Fire Protection District Board.

#### SECTION 16. VIOLATION AND REMEDIES

- (a) It is unlawful for any person to violate any provision or to fail to comply with any of the requirements of this ordinance.
- (b) A violation of any of the provisions or failing to comply with any of the mandatory requirements of this ordinance is a misdemeanor but may be charged and prosecuted as an infraction in the discretion of the enforcement official.
- (c) Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this ordinance is committed, continued, or permitted by such person, and he/she shall be punished accordingly.
- (d) In addition to the penalties hereinbefore provided, any condition caused or permitted to

exist in violation of any of the provisions of this ordinance shall be deemed a public nuisance and may, by this city, be summarily abated as such, and each day that such condition continues shall be regarded as a new and separate offense.

(e) The district manager and any designated enforcement official are authorized to arrest any person without a warrant as provided in Penal Code Section 836.5 whenever the district manager or the enforcement official has reasonable cause to believe that the person has committed a misdemeanor in his or her presence.

(f) The district manager may designate by written order that a particular officer or employee is authorized to enforce the provisions of this ordinance. Officers and employees so designated may arrest persons who violate any of the provisions that the officer or employee is authorized to enforce.

(g) As part of a civil action filed to enforce provisions of this ordinance, a court may assess a maximum civil penalty of \$1,000 per violation of this ordinance for each day during which any person commits, continues, allows or maintains a violation of any provision of this ordinance.

(h) The district manager and his or her designated enforcement officers have the authority and powers necessary to gain compliance with the provisions of this ordinance, and applicable state codes. These powers include the power to issue correction notices and field citations, inspect public and private property and use whatever judicial and administrative remedies are available at law for violation of this ordinance.

(i) The district manager and his or her designated enforcement officers are authorized to enter any property or premises to ascertain whether the provisions of this ordinance or applicable state codes are being obeyed, and to make any examinations and surveys as may be necessary in the performance of their enforcement duties. These may include the taking of photographs, samples or other physical evidence. All inspections, entries, examinations and surveys shall be done in a reasonable manner. If an owner, occupant or agent refuses permission to enter or inspect, the enforcement officer may seek an administrative inspection warrant under the procedures provided for in Code of Civil Procedure Sections 1822.50 through 1822.59.

(j) As used in this chapter, "designated enforcement official" means a person designated by the district manager, ordinance, or state law to enforce a given violation of this ordinance, or applicable state law.

## SECTION 17. PENALTIES

(a) Any person convicted of a misdemeanor under the provisions of this ordinance shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

(b) Any person convicted of an infraction under the provisions of this code shall be punishable upon a first conviction by a fine of not more than \$100.00, and for a second conviction within a period of one year by a fine of not more than \$200.00, and for a third or any subsequent conviction within a period of one year by a fine of not more than \$500.00.

## SECTION 18. CEQA.

The Board finds, under Title 14 of the California Ordinance of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment. The Board therefore authorizes the District Manager to file a Notice of Exemption with the San Mateo County Clerk in accordance with the CEQA Guideline Section 15062.

## SECTION 19. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The Board of the Belmont Fire Protection District hereby declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

## SECTION 20. EFFECTIVE DATE.

This ordinance shall take effect and be enforced beginning on January 1, 2014.

## SECTION 21. PUBLICATION AND POSTING

The Board Secretary has caused to be published a summary of this ordinance, prepared by the Board Attorney under Government Code Section 25124, subdivision (b), once, in a newspaper of general circulation printed and published in San Mateo County and circulated in the City of Belmont, at least five days before the date of adoption. A certified copy of the full text of the ordinance was posted in the office of the Board Secretary since at least five days before this date of adoption. Within 15 days after adoption of this ordinance, the Board Secretary shall cause the summary of this ordinance to be published again with the names of those Board members voting for and against the ordinance; and the Board Secretary shall post in the office of the Board Secretary a certified copy of the full text of this adopted ordinance with the names of those Board members voting for and against the ordinance.

\* \* \*



This ordinance was introduced before the Board of Directors of the Belmont Fire Protection District, a special district located in San Mateo County, California, at the regular meeting of the Board held on October 8, 2013 and finally adopted at a regular meeting of the Board of Directors held on November 12, 2013 by the following vote:

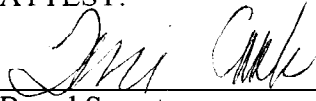
Ayes: Braunstein, Lieberman, Warden, Feierbach, Wozniak

Noes:

Absent:

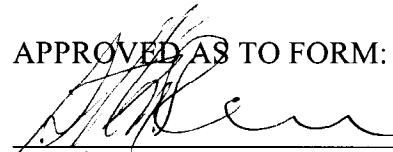
Abstain:

ATTEST:

  
Board Secretary

  
Board President

APPROVED AS TO FORM:

  
Board Attorney

## **RESOLUTION NO. 2013-015**

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BELMONT FIRE PROTECTION DISTRICT MAKING EXPRESS FINDINGS THAT MODIFICATIONS TO THE 2013 CALIFORNIA FIRE CODE ARE REASONABLY NECESSARY DUE TO LOCAL CONDITIONS**

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WHEREAS, on October 8, 2013, the Board of Directors introduced Ordinance 2013-001 adopting and amending the 2013 California Fire Code; and,

WHEREAS, California Health and Safety Code Section 13869.7 authorizes the district board to modify the building standards related to fire and panic safety that are more stringent than those building standards contained adopted by the State Fire Marshall and contained in the California Building Standards Code if found by the district board to be reasonably necessary because of local climatic, geologic, or topographic conditions under Health and Safety Code Sections 17958.7 and 18941.5; and,

WHEREAS, the Board of Directors has considered the October 8, 2013 staff report discussing the proposed amendments to the 2013 California Fire Code and the presentations by staff, has considered the proposed ordinance containing the amendments attached to the report, and has reviewed the proposed findings attached to the report.

NOW, THEREFORE, the Board of Directors of the Belmont Fire Protection District resolves as follows:

#### **SECTION 1. Reasonably Necessary Amendments Due to Local Conditions.**

(a) The amendments to the 2013 California Fire Code are found to be reasonably necessary because of local climatic, geological or topographical conditions.

(b) The Board of Directors finds that the conditions listed in Attachment 1 attached hereto are, in fact, local climatic, geological and topographical conditions.

(c) The conditions listed in Attachment 1 make the amendments to the 2013 California Building Standards Code described in Attachment 1 and contained in the ordinance referenced above reasonably necessary for the reasons stated in Attachment 1 and in the October 8, 2013 staff report.

\* \* \*

ADOPTED October 8, 2013, by the Board of Directors of the Belmont Fire Protection District  
by the following vote:

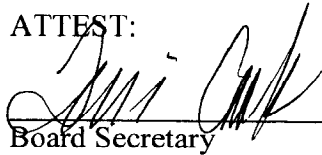
Ayes: Braunstein, Lieberman, Feierbach, Wozniak

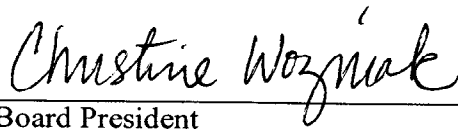
Noes:

Absent: Warden

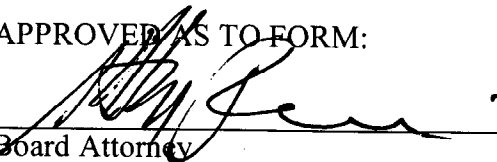
Abstain:

ATTEST:

  
Board Secretary

  
Board President

APPROVED AS TO FORM:

  
Board Attorney

**ATTACHMENT 1**  
**to**  
**Belmont Fire Protection District Resolution 2013 - 015**

**NECESSARY MODIFICATIONS TO THE**  
**2013 CALIFORNIA FIRE CODE DUE TO LOCAL CONDITIONS**

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**INTRODUCTION**

Belmont Fire Protection District Ordinance 2013-001 contains amendments, deletions and additions to provisions reproduced in the 2013 California Fire Code. The modifications to the building standards contained in Fire Code are reasonably necessary because of the climatic, geologic, and topographic conditions found within the District. In accordance with Health and Safety Code Sections 13869.7, 17958, 17958.5, 17958.7, and 18941.5, this document describes the climatic, geologic, and topographic conditions in the District and the specific modifications to building standards determined by the District to be necessary due to particular local conditions.

**PART I:**  
**LOCAL CONDITIONS**

**A. Profile Of The District**

The Belmont Fire Protection District is located in San Mateo County in an area identified as being in the southern region of the County. The City of San Mateo is to the north, Redwood City and Foster City to the east, and San Carlos and unincorporated areas of San Mateo County are to the south. The District encompasses all of the City of Belmont and a small portion of unincorporated San Mateo County. The District has an area of roughly 4.7 square miles, with a resident population of 26,000. The District includes large tracks of open space found in the steep forested ridges and foothills in the western portions of the District. Highway 101 passes through the District near its eastern edge, and Interstate 280 passes by the District near its western edge.

**B. Local Conditions**

The climatic, geologic, and topographic conditions found in the District necessitate making modifications to the building standards in the 2013 California Fire Code in order to provide a reasonable degree of fire and life safety in this community. These conditions are discussed in detail below.

1. Climatic Conditions.

The District, on average, experiences an annual rainfall between 18 to 25 inches. This rainfall can be expected between October and April of each year and is based on the 100 year weather almanac. However, during the summer and early fall months there is little, if any, measurable precipitation. During this dry period, the temperatures are usually between 70°-90° with light to gusty westerly winds. These drying winds, mixed with the natural vegetation, which is dominant throughout the area, creates a hazardous fuel condition, which further create extensive grass and brushland fire risk. With residential developments encroaching into these wooded and grass, or brush covered areas, wind and terrain-driven fires could have severe consequences and place lives and properties at risk.

2. Geologic Conditions.

(a) Earthquakes. Seismically, the District sits along the active San Andreas Fault, and is rated as a Seismic Zone 4. The relatively young geological processes that have created the San Francisco bay region are still active today.

(b) Soil Conditions. The District lies in the southern end of San Mateo County. The areas closest to the Bay are overlain by unconsolidated fine silty clay, known as Bay Mud, which varies in thickness from a few feet to as much as thirty (30) feet. Bedrock lies beneath the area at depths generally three hundred (300) feet or more. The topography is essentially flat, dropping from an elevation of eight hundred (800) feet to sea level. The slope of the District extends upwards on the western side. Slopes range from (0) degrees to more than (20) degrees on some streets.

3. Topographic Conditions.

(a) Hills. Much of the District is located in hills. The hilly terrain has influenced development to follow the path of least resistance, creating a meandering pattern. The development pattern includes lots of inconsistent size, and development is often set deeply back from the street. The development pattern also does not lend itself to a good systematic street and road layout, which would promote easy traffic flow. It has, in fact, resulted in few major cross-town thoroughfares, which tend to be heavily congested, primarily during commute hours and seasonal periods of the year. "Pass-through" vehicular traffic in the District, such as the areas of the Alameda de las Pulgas, Ralston Ave., and El Camino Real, increase commute time traffic for East and West bound vehicular movement to US 101 and Interstate 280. This creates barriers, which increases the response time of fire apparatus and other emergency vehicles. The topography of the District is also burdened by major structures. Employment areas are throughout the District, and the people who work in these complexes have added to the traffic congestion, thereby increasing fire apparatus response times.

(b) Vegetation. The hilly portions of the District contain trees, dense brush vegetation and a heavy growth of natural grasses that contribute to fuel-loading. The surrounding areas suffer several wildland fires each year.

(c) Roads and Streets. The number of vehicle miles driven is steadily increasing despite limited growth. Many older streets are narrow and steep. The impact of additional planned developments and increased traffic flow will continue to have an effect on the delivery of fire protection services.

## **PART II:**

### **FINDINGS FOR SPECIFIC MODIFICATIONS TO BUILDING STANDARDS**

#### **A. 2013 California Fire Code**

1. Section 301.3 (Roof Coverings) – Local Conditions 1. 2.(a), 2(b), 3. (a), (b), & (c)

The combination of light and gusty westerly winds and dry vegetation create hazardous fuel conditions during the summer and fall months. Additionally the proximity of the San Andreas Fault to residential occupancies and other occupancies creates a high probability of an earthquake causing damage to structures and fire suppression systems. Fire resistance roofs provide a passive protection system and gives occupants more time to exit and reduces fire spread between structures.

2. Section 315 (General Storage) – Local Conditions 1. & 3. (a), (b), & (c)

Storage of combustible materials increases the threat of fire within parking garages and carports where above ground multi-family dwellings exist. These residential developments exist throughout the community including areas with hilly terrain and narrow streets which may affect fire-fighting efforts. Additionally reducing the storage of combustible materials reduces the threat of further fire spread.

3. Section 503 (Fire Apparatus Access Roads) – Local Conditions 1. 2.(a), 2(b), 3. (a), (b), & (c)

Residential development in hilly terrain with narrow and meandering street result in delay of fire personnel in accessing those in need of emergency services. Additionally, these areas are prone to increased risk of storm runoff and landslides during periods of increased precipitation in the winter months. Lastly, these areas, which make up a majority of the city's wildland urban interface (WUI) will be particularly challenging in combating wild fires. Clearly defined fire access roads are imperative to allow vehicle access into these residential development areas for response of equipment and personnel.

4. Section 505 (Premises Identification) – Local Conditions 3.(a), (b), & (c)

Residential development in hilly terrain with meandering street patterns has led to inconsistent lot sizes and structure placement combined with significant vegetation. These conditions can often make identification of correct addresses difficult and can cause delay of emergency personnel in locating the correct address when responding to requests for emergency services. This amendment responds to these conditions by making address numbers larger for

easier identification.

5. Section 506 (Key Boxes) – Local Conditions 1, 2(a), 2(b), 3(a), (b), & (c)

The key box provides access to all spaces including multi-tenant spaces, elevator controls, fire alarm control panels and sprinkler valve access. If the occupancy has hazardous materials on site documentation detailing the types, amounts, and locations of those materials will be contained in the key box. Secure Fire Department access only Key boxes provide a secure means of emergency access. Emergency personnel having to access a business or secure multi-dwelling residential complex have a secure means of access without having to utilize forcible entry. The proximity of occupancies to the San Andreas Fault, and the high probability of an earthquake resulting in damage to structures and fire suppression systems can be significant. Early access can assist in minimizing damage from water, fire, or other hazardous by having access to the systems that control them.

6. Section 903 (Automatic Sprinkler Systems) and Section 905 (Standpipes) – Local Conditions 1, 3(a), (b), & (c)

The experiences of several disastrous wildland-urban interface fires within Alameda, Santa Clara, Monterey and Contra Costa Counties have demonstrated the need for other fire protection features/regulations. While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, their implementation reduce the severity and potential loss of life and property from those fires that do occur.

Automatic fire extinguishing systems (AFES) and standpipe systems are effective in confining, extinguishing, or aiding in the extinguishment of a fire, as well as reducing the amount of toxic gases and smoke generated by fire. They also allow people to safely evacuate the building and can confine the fire until emergency resources arrive at scene. An AFES throughout a structure serves to limit the loss of life and property. Inherent delays caused by the traffic patterns throughout the fire district make it necessary to mitigate this risk by requiring additional built-in automatic fire protection and detection systems that provide early detection and initial control of fires until the arrival of the fire department.

7. Section 5609 (Fireworks) – Local Conditions 1 & 3(a), (b), & (c)

The experiences of several disastrous wildland-urban interface fires within Alameda, Santa Clara, Monterey and Contra Costa Counties have demonstrated the need for other fire protection features/regulations. While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, their implementation reduce the severity and potential loss of life and property of these fires which do occur.

Fireworks create an unreasonably high possibility of igniting open land fires in the District. The combination of light and gusty westerly winds and dry vegetation resulting in hazardous fuel conditions during the summer and fall months. Additionally the proximity of residential occupancies and other occupancies to the San Andreas Fault and the high probability of an earthquake resulting in damage to structures and fire suppression systems.